

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 31, 2004 PLANNING COMMISSION MEETING

P.A.S.: County Special Permit #04012

PROPOSAL: To allow a 255' tower for wireless facilities with waiver to fall zone.

LOCATION: Northeast of the intersection of South 148th Street and Highway 2.

LAND AREA: A 3,600 square foot leased compound area on an approximately 20 acre parcel.

CONCLUSION: The wrong legal description was provided with the application. As a result, the legal notice for the application must be re-advertised with the correct one. Additionally, the applicant is required to demonstrate that collocation on an existing facility is not feasible, but that has not been done. Without this information, staff cannot evaluate whether a special permit for this tower is justified and will continue to recommend deferral. Staff met with the applicant and recommended not taking the application forward until it was complete, however the applicant requested that it go forward anyway knowing staff would recommend deferral. This request must be deferred to allow for re-advertisement of the legal notice.

RECOMMENDATION:

Deferral

GENERAL INFORMATION:

LEGAL DESCRIPTION: Apparently Lot 18 I.T. in the southwest quarter of Section 27, T9N, R8E, of the 6th P.M., Lancaster County, NE. However, an incorrect legal description was included on both the site plan and the application. The correct legal description must be provided and the legal notice re-advertised.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG
South:	Agriculture	AG

East:	Agriculture	AG
West:	Agriculture	AG

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan designates agricultural land uses in this area.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

TOPOGRAPHY: The land is rolling farmland in this area. The ground elevation rises from Highway 2 to approximately the center of Section 27 which is the high point in the area.

TRAFFIC ANALYSIS: The access easement to the tower site is off of South 148th Street, a paved county road adjacent to the west.

ANALYSIS:

STANDARDS FOR EVALUATION:

Conformity with Comprehensive Plan.

1. The Comprehensive Plan designates agricultural uses in this area. This request is consistent with the type of development recommended by the Land Use Plan for rural areas.

Preference of site location in accordance with Section 10.008.

2. There are three location preferences as follows:

A. Preferred Location Sites:

(1) Publicly owned sites on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened roof-top mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(2) Privately owned sites with existing structures on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings,

co-locating on existing towers, screened rooftop mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(3) Publicly owned sites in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

(4) Sites in commercially or industrially zoned districts in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

B. Limited Preference Sites, in order of priority:

- (1) Sites on other public property.
- (2) Sites on other commercially or industrially zoned property.
- (3) Screened antennas on multi-family residential structures exceeding 30' in height.
- (4) Camouflaged structures with minimal impact on residential land uses.

C. Sensitive Location Sites. Sites located in areas with residential uses, environmentally sensitive areas, Capitol View Corridors, the Capitol Environs District, entryway corridors, downtown, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs, and other sensitive areas. The applications for personal wireless facilities which are located at sensitive sites will be required to demonstrate a technical need to locate a personal wireless facility at a sensitive site and that other reasonable alternatives do not exist for the facility at a location which is not a sensitive site.

This application is considered a sensitive location site, as it does not meet the criteria of A or B above, and agricultural areas such as where this tower is to be located have residential uses. In sensitive location sites, the applicant is required to demonstrate what good faith efforts were taken to locate at a preferred or limited preference site, and why a preferred or limited preference site was not used if available.

Compatibility with abutting property and land uses.

3. There is one farmstead in the vicinity, approximately 1/3 mile to the southwest of the site on South 148th Street. Otherwise, all surrounding lands are zoned AG and used for agricultural purposes. Except for the tower compound area, the area around the tower can still be put to productive agricultural use.

A waiver to the setback has been requested, however the request is interpreted to mean the fall zone since the required side yard setback cannot be waived by special permit. The required fall zone for this tower is 127.5', as measured from the tower to the nearest property line. A waiver to the fall zone is appropriate given the surrounding land uses and to minimize the disruption to farming. However, the tower can be located no closer to the property line than the required side yard setback of 60' without a waiver from the Zoning Board of Appeals.

Adverse impacts such as visual, environmental or noise impacts.

4. The proposed tower site is near the center of the section, and is sited to take advantage of the elevation provided by the terrain. At this location, the visual impact of the tower is partially diffused against the backdrop of the adjacent tree line to the north. This site is acceptable, however additional screening could be provided and the visual impact of the tower further minimized by moving the tower north of the tree line and on the downhill side of the rise.

Availability of suitable existing structures for antenna mounting.

5. Because this site is a Sensitive Location Site, the applicant is required to eliminate all other possibilities for collocation. From the proposed site, six other towers are visible - four on the east side of Lincoln, and two at approximately the Lancaster County line. While these towers are beyond the search ring submitted by the applicant, staff understands that the search ring delineates for optimal coverage and does not eliminate the possibility of collocating beyond the ring, albeit with reduced but adequate coverage. The application does not discuss these towers, and no evidence has been provided that shows those sites were considered and determined to be unsuitable for collocation. To be consistent with the intent of the Zoning Regulations and help limit tower proliferation by maximizing the use of existing facilities, the applicant should be required to demonstrate that collocation is not feasible and that a new tower is justified.

Scale of facility in relation to surrounding land uses.

6. Compatibility of scale is partially provided by the amount of separation between the proposed tower and surrounding uses, and acts as a mitigating factor in the siting of the tower.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. There are no significant impacts noted in this area.

Color and finish.

8. There are two color and finish options for towers in excess of 200' in height per Federal Aviation Administration (FAA) regulations. They can either have a galvanized finish, or be painted international orange and white. Towers painted orange and white are allowed to have red lights, night and day. Galvanized towers are required to have white lights during the day, but can have red lights at night. Color and lighting is a tradeoff - the orange and white towers are more visible and less transparent than a galvanized finish during the day, however the white light is more noticeable than the red.

A galvanized finish is required by the Zoning Regulations, however the tower color and lighting plan is not specified in the application. A note clearly indicating a galvanized finish and the required lighting (white lights during the day, and red lights at night) should be included on the site plan.

Ability to collocate.

9. The applicant states that this tower is designed to accommodate a total of five carriers, two more than required by the Zoning Regulations.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. As noted previously, siting the tower adjacent to the tree line partially diffuses the visual impact of the tower. No additional screening beyond that is proposed.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. There are six other towers within visual range of this site, all potential candidates for collocation. However, the application does not eliminate them from consideration beyond a general statement that the towers are outside the coverage search ring and were not considered further. It is staff's understanding that wireless companies use a rational process to evaluate coverage needs and to determine whether collocation on existing towers will provide adequate coverage. Coverage maps have been provided showing existing and proposed coverage for the proposed tower to demonstrate the need for the new facility. Likewise, similar maps could be provided to simulate

projected coverage from the six existing towers in the area to demonstrate that collocation will not meet the coverage objectives for this carrier.

Other

12. The application must be revised to include the following information that was either missing or incorrect:
 - A. The coverage and search ring maps must be labeled, have streets identified, and include a legend and north arrow. Additionally, the coverage maps are not reproducible. Either 12 original sets must be submitted or the maps must be revised so they can be photocopied.
 - B. An incorrect legal description is provided on both the site plan and application. The correct legal description must be provided so the legal notice can be re-advertised with the correct one.
 - C. The site plan must be revised to show property lines.
 - D. The site plan must show the setback from the property line to the tower and any other above-grade improvements.
 - E. The site plan must be revised to clearly delineate all proposed lease areas for collocating carrier's facilities with a dashed line, and show these areas located outside all required setbacks.
 - F. A current ownership certificate.
 - G. As noted previously, provide documentation that collocation is not feasible.

This application must be deferred to allow for proper legal notice. The Planning Department also recommends deferral of this application to allow the applicant time to provide all required information. The following conditions are included in case the correct legal notice is re-advertised but the Planning Commission recommends approval without the requested information being submitted to the Planning Department.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda:
 - 1.1 Revise the site plan to show:

- 1.1.1 A note that states the tower will have a galvanized finish, and that lighting is restricted to the use of white lights during daytime hours and the use of red lights during nighttime hours as allowed by FAA regulations.
- 1.1.2 The tower meeting all required setbacks for the AG district.
- 1.1.3 The correct legal description.
- 1.1.4 All property lines.
- 1.1.5 The setback from the property line to the tower and any other above-grade improvements.
- 1.1.6 All proposed lease areas for collocating carrier's facilities clearly delineated with a dashed line, and located outside all required setbacks.
- 1.2 The coverage and search ring maps labeled, with streets identified, with north arrow, and including a legend.
- 1.3 Either 12 original sets of the coverage maps, or the maps revised so they can be photocopied.
- 1.4 Provide a current ownership certificate.
- 1.5 Documentation that collocation is not feasible.
- 1.6 Clarification of the waiver request.
- 2. This approval permits a 255' broadcast tower capable of accommodating at least five carriers consistent with the site plan submitted.

General:

- 3. Before receiving building permits:
 - 3.1 The permittee shall have submitted 5 copies of the final plans and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.

Standard:

- 4. The following conditions are applicable to all requests:

- 4.1 Before use of the facility all development and construction shall have been completed in compliance with the approved plans.
- 4.2 All privately-owned improvements shall be permanently maintained by the owner.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the County Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, 441-6362, bwill@ci.lincoln.ne.us
Planner
March 18, 2004

APPLICANT: U.S. Cellular Wireless Communications
3601 109th Street
Urbandale, IA 50322
210-1010

OWNER: Doyle Beavers
8690 West 69 Place
Arvada, CO 80004
421-0243

CONTACT: Douglas Rogers
LCC International
1023 Lincoln Mall
Lincoln, NE 68508
434-9307



County Special Permit #04012

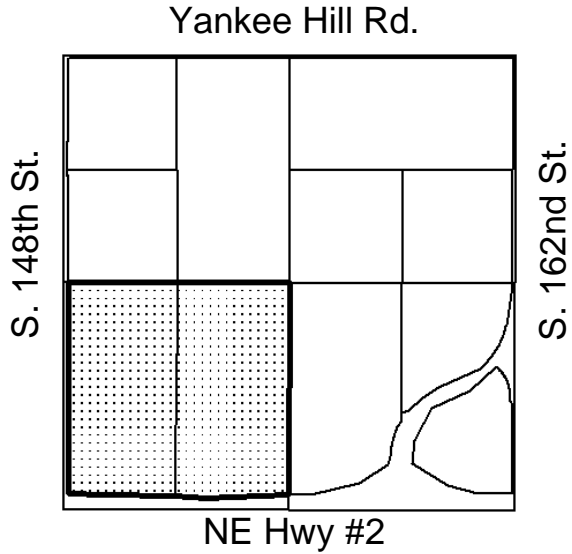
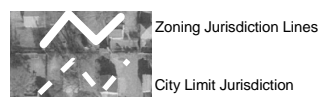
S. 148th St. & Hwy #2

2002 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 27 T9N R8E





WIRELESS COMMUNICATIONS
CENTRAL REGION
3601 109TH STREET
URBANDALE, IA 50322

SITE NUMBER: 871340.1

SITE NAME: CHENEY

ADDRESS: ROKEBY RD. & S 148TH ST.
BENNET, NE 68317

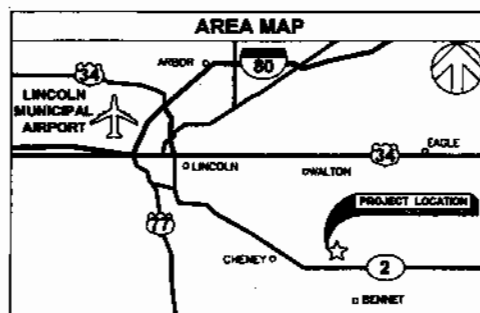
LATITUDE: 40°43'07.35" N (NAD83)

LONGITUDE: 96°31'00.43" W (NAD83)

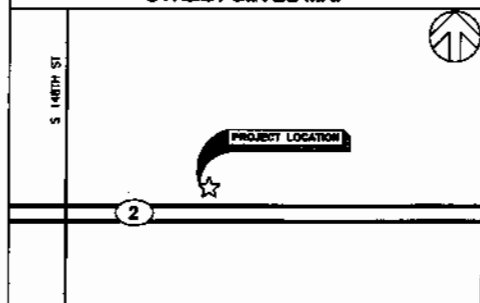
ELEVATION: 1396.20' (NAVD 88)

STRUCTURE: 250'-0" SST

VICINITY MAP



STREET LEVEL MAP



DRIVING DIRECTIONS

START POINT: LINCOLN MUNICIPAL AIRPORT

1. START OUT GOING SOUTHEAST ON TERMINAL.
2. TERMINAL BECOMES W ADAMS ST.
3. MERGE ONTO I-80 W/US-77 S.
4. TAKE THE US-77 S EXIT- EXIT NUMBER 397.
5. MERGE ONTO SALT VALLEY RDW/US-77 S VIA THE EXIT-ON THE LEFT.
6. MERGE ONTO VAN DORN ST/NE-2 E TOWARD LINCOLN/NEBRASKA CITY.
7. TURN SLIGHT RIGHT ONTO NEBRASKA HWY/NE-2 E/S 9TH ST. CONTINUE TO FOLLOW NE-2 E.
8. TURN LEFT ONTO S 148TH ST.

THESE DOCUMENTS ARE DRAWN TO SCALE
FOR 24X36 SIZE SHEET.
DOCUMENTS PRINTED IN 11X17 SIZE SHEET ARE
REDUCED TO HALF THE ORIGINAL SCALE

DIGGERS HOTLINE
of
NEBRASKA

CALL
1-800-331-5066
24 HOURS RESPONSE
YOU DIG

PROJECT DESCRIPTION

THIS IS AN APPLICATION TO DEVELOP AN UNMANNED PCS FACILITY
CONSISTING OF PCS EQUIPMENT, TRANSMISSION CABLES, AND
DIRECTIONAL ANTENNAS. THE SIZE, HEIGHT, AND DIRECTION OF THE
ANTENNAS WILL PROVIDE CLEAR AND RELIABLE WIRELESS
COMMUNICATIONS WITHIN THE SURROUNDING AREAS. THESE
INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION
NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE)
SERVICE SHOULD BE DISCONNECTED DURING AN EMERGENCY OR
NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL
HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING
AREAS BY PROVIDING RELIABLE WIRELESS
COMMUNICATIONS AT THIS LOCATION.

SHEET INDEX

T-1	TITLE SHEET
LS-1	SITE SURVEY
GN-1	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
A-1	NORTH & EAST ELEVATIONS
A-2	SOUTH & WEST ELEVATIONS

PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF NEBRASKA.



EXPIRES: 7/31/2004

DATE SIGNED: 02/20/04

PROJECT CONTACTS

APPLICANT/ OWNER:	US CELLULAR 3601 109TH STREET URBANDALE, IA 50322
LANDLORD:	DENNY JAY LILLIP DOYLE D. BENDERS (SON PARTNER) 8690 W. 89 PLAZA ARVADA, COLORADO 80004 CONTACT: RON NASH PHONE: (402) 488-2387
CONSTRUCTION MANAGER:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: OLY PETERSON PHONE: (402) 434-9303
GENERAL CONTRACTOR:	SUBJECT TO BID
ENGINEERING CONSULTANT:	ASSOCIATED ENGINEERING, P.C. 1214 NORTH 160TH STREET SUITE 100 OMAHA, NE 68118 PH: (402) 884-8067 FAX: (402) 933-8200
SURVEYOR:	COMMUNITY LAND SURVEYING 1232 HIGH STREET LINCOLN, NE 68502 PH: (402) 441-5795 FAX: (402) 441-5791
SITE ACQUISITION:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: MICHAEL ROTH PHONE: (402) 434-9308
RF ENGINEER:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: BARRY THOMA PHONE: (402) 434-9304
ZONING:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: DOUGLAS ROGERS PHONE: (402) 434-9307
JURISDICTION:	LANCASTER COUNTY 533 S 10TH STREET SUITE 215 LINCOLN, NE 68508 CONTACT: BRIAN WILL PHONE: (402) 441-6362
ELECTRIC COMPANY:	MORRIS POWER RT 1 BOX 56 ROCK, NE 68430 CONTACT: RICK VOLMER PHONE: (402) 423-3855
TELEPHONE COMPANY:	ALLTEL 401 SOUTH 21ST STREET LINCOLN, NE 68501 CONTACT: DONALD CRUNK PHONE: (402) 4365684



ASSOCIATED ENGINEERING, PC
1214 N.160TH STREET
SUITE 100
OMAHA, NE 68118
PH: (402) 884-8067

APPLICANT/OWNER:



CLIENT:



1023 LINCOLN MALL
LINCOLN, NEBRASKA 68508
(402) 434-9300

DRAWN BY: CHK BY: APP BY:

CHK/NAME CHK/NAME TM

APPROVALS:

SITE ACC.

ZONING:

R.F.

CONSTRUCTION

OWNER:

SITE NAME:

CHENEY

SITE NUMBER:

871340.1

CURRENT ISSUE DATE:

02/20/04

SUBMITTALS

DATE DESCRIPTION REV.

12/23/03 SOX ZONING DWGS. 0

01/26/04 SOX ZONING DWGS. 0

02/10/04 REV. PER CITY 1

02/20/04 REV. PER CITY 2

SHEET TITLE:

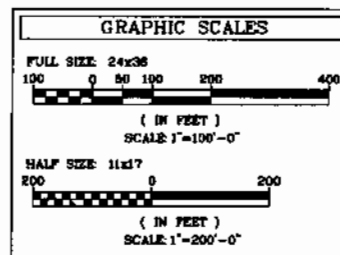
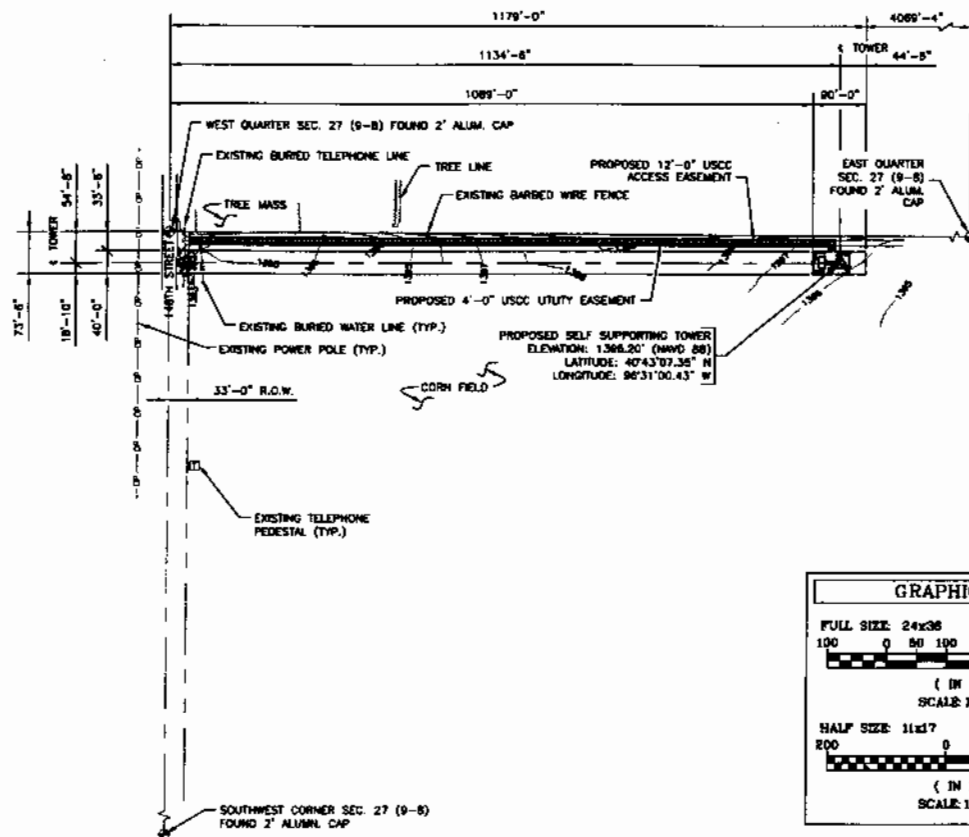
TITLE SHEET

SHEET NUMBER: REVISION:

T-1 1

PROJECT NUMBER:

871340.1



① **OVERALL SITE PLAN**
 SCALE: SEE GRAPHIC SCALE

ASSOCIATED ENGINEERING, PC
 1214 N. 160TH STREET
 SUITE 100
 OMAHA, NE 68118
 PH: (402) 884-9087

APPLICANT/OWNER:

U.S. Cellular
 WIRELESS COMMUNICATIONS
 CENTRAL REGION
 1000 LINCOLN STREET
 LINCOLN, NE 68506

CLIENT:

LOC
 1023 LINCOLN MALL
 LINCOLN, NEBRASKA 68506
 (402) 434-9300

DRAWN BY: CHK BY: APP BY:

DHF/NAK DHF/NAK TM

APPROVALS:

SITE ACO:

ZONING:

R.F.:

CONSTRUCTION:

OWNER:

SITE NAME:

CHENEY

SITE NUMBER:

871340.1

CURRENT ISSUE DATE:

02/20/04

SUBMITTALS:

DATE DESCRIPTION REV.

12/23/03 90% ZONING DWGS. 0

01/28/04 100% ZONING DWGS. 0

02/10/04 REV. PER CITY 1

02/20/04 REV. PER CITY 2

SHEET TITLE:


OVERALL SITE PLAN

SHEET NUMBER: REVISION:

C-1 1

PROJECT NUMBER:

871340.1

 US Cellular COMMUNICATIONS CENTRAL REGION 10000 W. 10th Avenue Minneapolis, MN 55426		ASSOCIATED ENGINEERING, PC 1214 N. 10TH STREET OMAHA, NE 68116 PH: (402) 644-8097	
PROJECT NUMBER: 87340.1		SHEET NUMBER: 1	
PROJECT NAME: 87340.1		SHEET TITLE: 1	
NORTH AND EAST ELEVATIONS		NORTH AND EAST ELEVATIONS	
DATE: 02/20/04		DATE: 02/20/04	
DRAWN BY: CHAK		CHECKED BY: CHAK	
SCALE: 1/8"		SCALE: 1/8"	
SITE NAME: CHEMEX		SITE NAME: CHEMEX	
SITE ADDRESS: 1023 LAMAR BLVD		SITE ADDRESS: 1023 LAMAR BLVD	
ZONING: INDUSTRIAL		ZONING: INDUSTRIAL	
CONSTRUCTION: NEW		CONSTRUCTION: NEW	
OWNER: US CELLULAR		OWNER: US CELLULAR	
CURRENT ISSUE DATE: 02/20/04		CURRENT ISSUE DATE: 02/20/04	
SHEET NUMBER: 87340.1		SHEET NUMBER: 87340.1	
PROJECT NAME: 87340.1		PROJECT NAME: 87340.1	



February 3, 2004

Mr. Brian Will
Planner
City of Lincoln-Planning Dept.
555 South 10th Street - Suite 213
Lincoln, NE 68508

Dear Mr. Will:

LCC International is contracted by US Cellular to do a wireless network build out for their Lincoln Nebraska market. This zoning statement letter is in regard to our Special Permit application to install a new 250' monopole and ground equipment compound on property owned by Doyle Beavers and located at approximately Rokeby Rd. & S 148th Street, Bennet, NE 68317.

The current zoning of the property is Agriculture. Prior to searching for a location to install a new tower, LCC personnel looked for towers and/or buildings on which to collocate. The search ring area had no towers or buildings on which US Cellular could collocate.

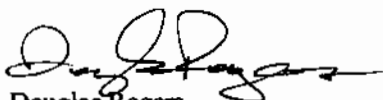
The proposed 250' self support tower will be engineered for a total of 5 carriers and the proposed ground compound will have adequate space to accommodate ground equipment or shelters for 5 carriers.

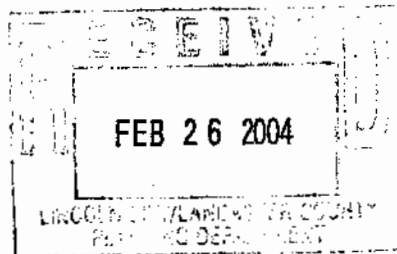
We would like to request a waiver of the side yard setback due to the agriculture use of the land. The landowner requested that we locate the tower and compound at its proposed location to minimize the amount of farmable ground that would be used.

We respectfully ask Lancaster County to review and approve this special permit to construct the proposed tower and compound for US Cellular.

Thank you for your time and consideration in this matter.

Sincerely,


Douglas Rogers
LCC International



1023 Lincoln Mall Road
Lincoln, Nebraska 68508

LOCATION PREFERENCE STATEMENT

A statement identifying which location preference, identified in Section 10.008, the proposed facility is meeting. If the proposed location is not a preferred site location, describe:

This site is not considered a preferred site by the standards set forth in "Article 10 Personal Wireless Telecommunications Facilities" section 10.008 Location Preferences.

(i) Whether any preferred location sites are located within the service area of the proposed personal wireless facility;

There are no preferred location sites, as described in section 10.008 (a) of the "Personal Wireless Telecommunications Facilities" located within the service area.

(ii) What good faith efforts and measures were taken to investigate each of these preferred location sites and why such efforts were unsuccessful;

A search ring is issued for the area by the RF Engineer assigned to this project and design of the network. Co-location on existing towers and public owned property were both sought out. Currently no existing towers, or preferred site locations exist within our search parameters. See search ring attached.

(iii) What good faith efforts and measures were taken to secure each of these preferred location sites and why such efforts were unsuccessful;

Currently, no preferred site locations exist within our search parameters. See search ring attached.

(iv) Demonstrate why each such site was not technologically, legally or economically feasible;

All of the "Preferred sites" were given to our RF Engineer for consideration, however all of these "preferred sites" were located outside of the search area and therefore were not considered further. See search ring attached

(v) How and why the proposed site is required to meet service demands for the geographic service area and citywide network; and

See attached Propagation Maps.

(vi) The distance between the proposed facility and the nearest residential unit and residentially zoned properties.

The nearest residential unit is located over a quarter of a mile SW of the proposed location.

See attached zoning map

LOCATION STATEMENT

The proposed site is located near 148th Street and Highway 2 and is located in Lancaster County jurisdiction. U.S. Cellular is proposing a 250' lattice tower. As shown in the propagation maps provided, coverage is needed in the area

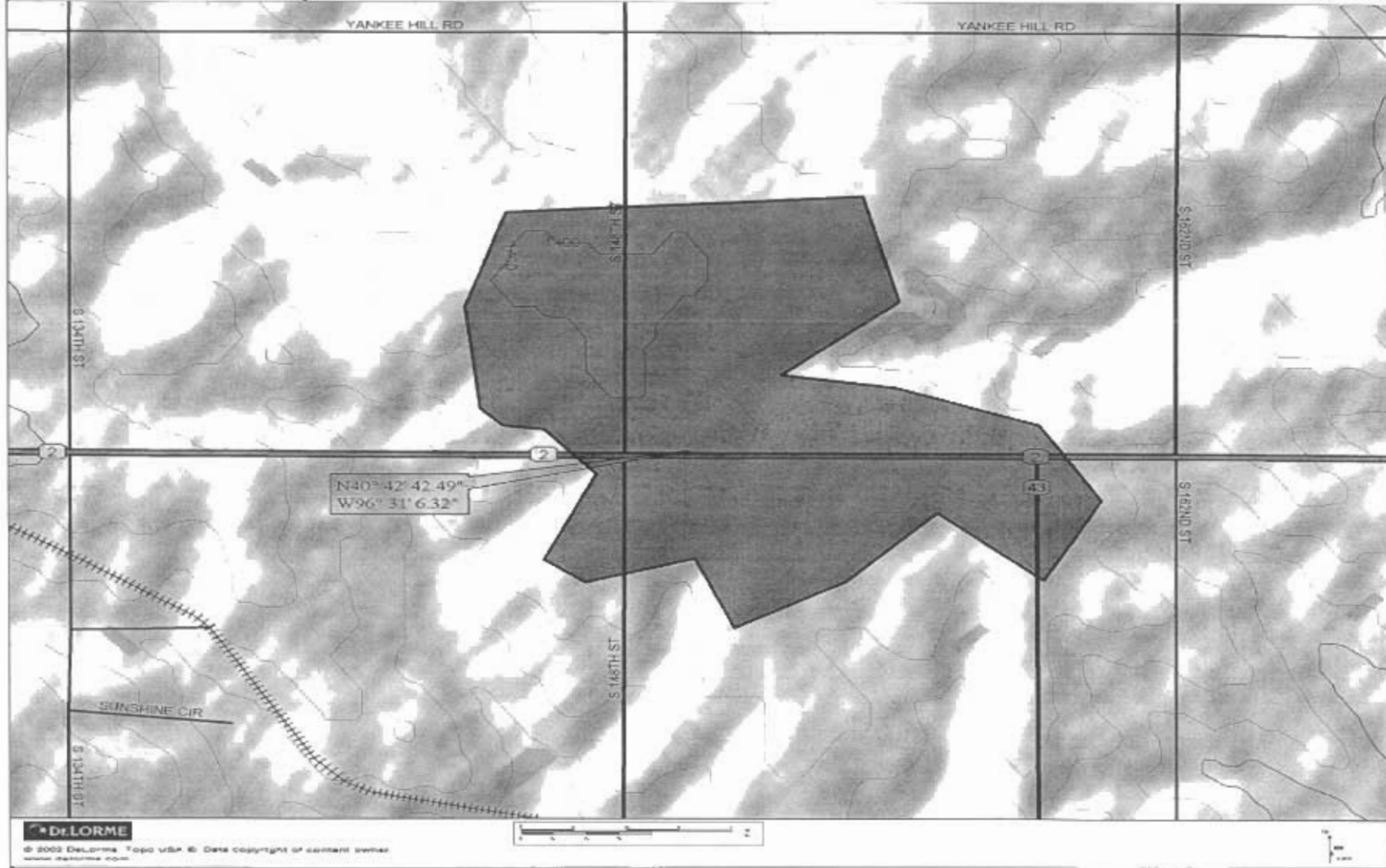
Several measures were taken to minimize the adverse visual effects of the tower. Our proposal is to locate the tower and compound to the rear of the property and off of 148th Street to minimize the visual effect for travelers on Highway 2. The tower will be a quarter of a mile east of 148th Street. U.S. Cellular will only fence in what is currently needed, with the option of expansion if needed.

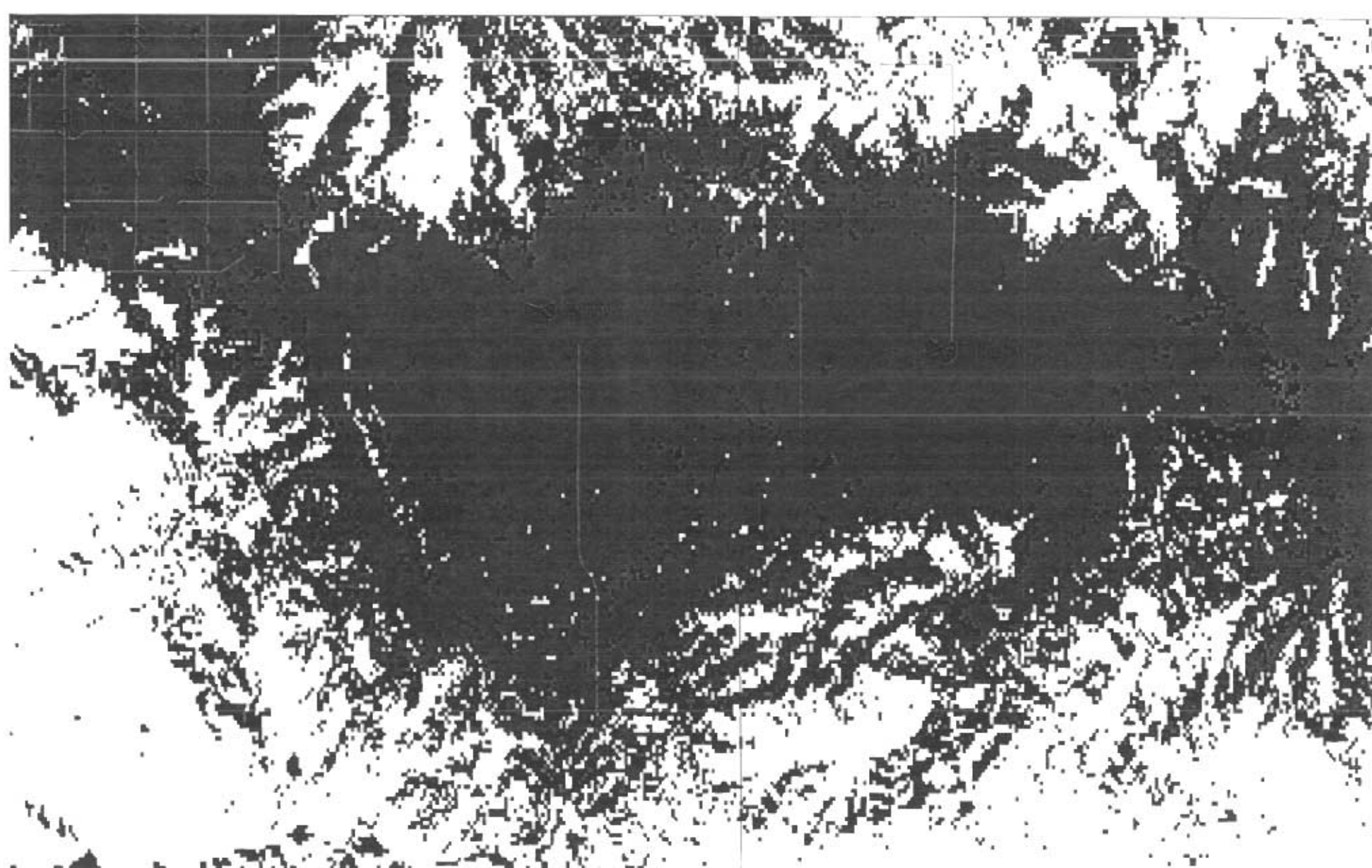
The proposed location along with the rolling terrain, both provide additional provide additional screening to minimize any adverse visual effects of the tower.

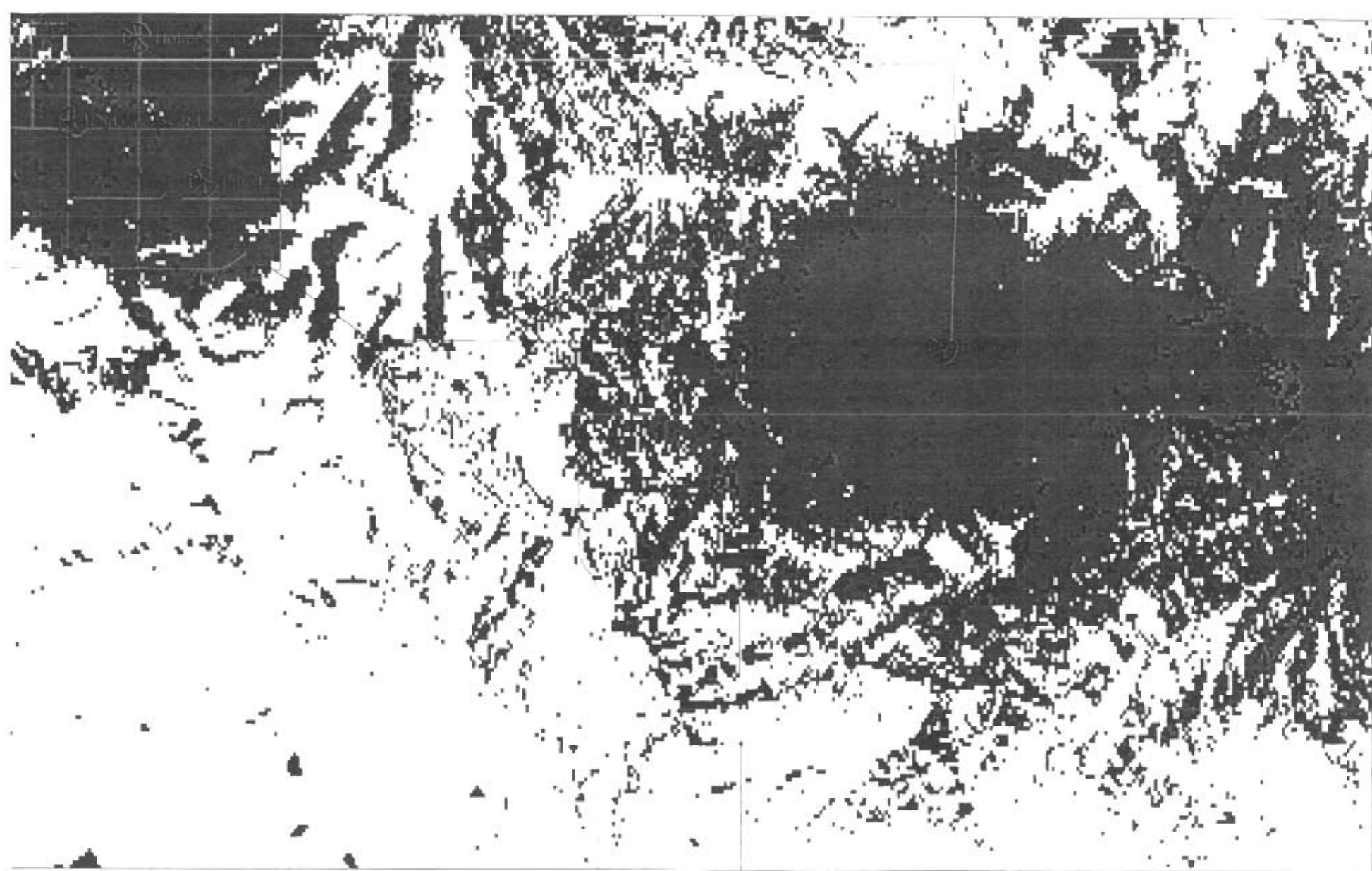
Phase 1

Site Name: Cheney

Site Number: 871340







Holmes Lake

Old Cheney Rd - Not Final

Cheney Lake

Cheney

Paintwa